



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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April 29, 2004

IN REPLY PLEASE

REFER TO FILE: PD-3

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012-2756

Dear Supervisors

**COUNTY IMPROVEMENT NO. 2659-M, SHRODE AVENUE SEWERS
UNINCORPORATED COUNTY AREA IN THE VICINITY OF THE CITY OF DUARTE
SUPERVISORIAL DISTRICT 5
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Adopt the enclosed Resolution of Intention for construction of sanitary sewers in the unincorporated County area in the vicinity of the City of Duarte.
2. Direct the Executive Officer-Clerk of the Board of Supervisors to file the enclosed boundary map in the Board's office, to endorse the certificate on the map, and to file the map in the Office of the Registrar Recorder in accordance with the provisions of Division 4.5, California Streets and Highways Code.
3. Consider the enclosed Engineer's Report prepared pursuant to the provisions of Sections 10203 and 10204, Division 12, California Streets and Highways Code.
4. Adopt the enclosed Resolution Setting Time and Place for Hearing, setting a hearing date no sooner than 45 days hence, in reference to the Resolution of Intention and the Engineer's Report and the finding of public convenience and necessity.

5. Instruct the Director of Public Works to mail out the notices of assessments and the ballots at least 45 days before the set hearing date.

AFTER THE PUBLIC HEARING, IT IS RECOMMENDED THAT YOUR BOARD:

Instruct the Director of Public Works to implement the proposed improvements as set forth in the adopted Resolution of Intention.

PURPOSE OF RECOMMENDED ACTION

The project involves the construction of sanitary sewers in Shrode Avenue and other surrounding streets in an unincorporated County island of East Monrovia, in the vicinity of the City of Duarte. The project encompasses 64 parcels. The project area is located west of Mountain Avenue, north of Camino Real, east of Lincoln Avenue and the Sawpit Wash, and south of Pamela Street. The proposed sewers consist of approximately 2,000 linear feet of 8-inch mainline sewers; 1,900 linear feet of 6-inch sewer laterals from the mainline to the private properties lines; 10 sewer manholes; and the restoration of existing improvements.

The purpose of the recommended actions is to facilitate the formation of a County Improvement District for the construction of a sanitary sewer system for the area. The Engineer's Report indicates the anticipated maximum assessment attributable to each property. The actual assessments will be based on actual costs and may be lower if favorable construction bids are received.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

A group consisting of several property owners have requested that an assessment district be formed to construct sewers in their area.

On June 11, 2002, Synopsis 52, the Board of Supervisors approved a Resolution Instituting Proceedings and directed preparation of a Resolution of Intention for the assessment district. A Resolution of Intention is needed to declare the Board of Supervisors' intention to form a County Improvement District.

Section 53753 of the California Government Code and Proposition 218 require that a public hearing for any new or increased assessment be conducted after notice of such hearing is given at least 45 days in advance. Unless a majority of the ballots are in favor, pursuant to Proposition 218, the proposed assessment must be abandoned. In addition to the public hearing, the law requires a public meeting. On June 27, 2003, Public Works conducted a community meeting satisfying the requirement for the public meeting.

Implementation of Strategic Plan Goals

This action is consistent with the County's Strategic Plan Goal of Community Services as this project will increase the quality of life for residents of a community in an unincorporated area of Los Angeles County.

FISCAL IMPACT/FINANCING

Funding for the preparation of the Engineer's Report and filing of this report has been provided to Public Works by your Board and, if the County Improvement District is approved, will be reimbursed with proceeds from the County Improvement District. Proceeds will be generated from assessments to the benefited property owners and the sale of bonds. Your Board's approval of the enclosed Resolutions will not result in any direct fiscal impact on the County.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

These proceedings are governed by Chapter 3 of Improvement Act of 1913 (Section 10200 et sequens) of the Streets and Highways Code, Article XIID of the California State Constitution (Proposition 218 approved by California voters in November 1996), and Section 53753 of the California Government Code.

Pursuant to Government Code Section 54715, the Board of Supervisors shall hold a hearing to hear and consider all public comments regarding the implementation of a county improvement district for the construction of sewers. The Executive officer will cause notice of the filing of this report and of a time, date, and place of a public hearing, thereon to be published pursuant to Section 6066.

Enclosed is a copy of the Resolution of Intention and the Resolution setting the public hearing. Public Works will mail out notices and assessment ballots to all property owners no less than 45 days prior to the public hearing and will assist the Executive Officer-Clerk of the Board to tabulate the assessment ballots.

The hearing is to be set for this matter should be a Double Hearing; one phase to consider any protests relative to the Resolution of Intention and Engineer's Report and the other Phase for the finding and determination of public convenience and necessity. The Resolution of Intention and other documents referred to herein have been reviewed and approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

On September 2, 2003, Synopsis 35, your Board approved the Negative Declaration for the proposed project and determined that the proposed project will not have a significant impact on the environment.


IMPACT ON CURRENT SERVICES (OR PROJECTS)

If the proposed sewer project is not implemented, many of the affected property owners will be forced to provide increasing maintenance and, in some instances, complete replacement of their private sanitary systems.

CONCLUSION

Upon approval, please return one approved copy of this letter to us. Also, please forward one approved copy to both County Counsel and to the Auditor-Controller.

Respectfully submitted


JAMES A. NOYES
Director of Public Works

JRP:yr

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Enc

cc: Auditor-Controller
Chief Administrative Office
County Counsel
Treasurer & Tax Collector

**COUNTY IMPROVEMENT DISTRICT NO. 2659-M
(SHRODE AVENUE SEWER PROJECT)
RESOLUTION OF INTENTION
FOR THE CONSTRUCTION OF SANITARY SEWERS**

WHEREAS, it has been determined by the Board of Supervisors of the County of Los Angeles, California, ("County") that proceedings have commenced and are being conducted under and in accordance with provisions of the Municipal Improvement Act of 1913 for the construction of sanitary sewers; and

WHEREAS, it is the intention of the Board to undertake these proceedings pursuant to Article XVI, Section 19, of the Constitution of the State of California, as implemented by Part 2 of Chapter 4.56 of the Los Angeles County Code, to determine whether the public convenience and necessity require the improvements hereinafter described; and

WHEREAS, the Board deems it to be the best interest of County to issue and sell bonds representing the assessments, pursuant to Division 10 (commencing with Section 5000) of the California Streets and Highways Code, the Improvement Act of 1911.

NOW THEREFORE, THE BOARD RESOLVES:

SECTION 1

It is the intention of the Board to determine that the public convenience and necessity require work to be done and improvement made, all in the County of Los Angeles, State of California, and to order such work and improvement made as follows, to wit:

First: The construction of sanitary sewers and appurtenances around Shrode Avenue and surrounding streets in the unincorporated County area adjacent to the Cities of Duarte and Irwindale.

Second: The resurfacing of the trench in the streets wherein aforementioned sanitary sewers are constructed. Third: All the improvements shall be made and done pursuant to the 1913 Act.

SECTION 2

The District to be benefited and to be assessed to pay the cost and expense thereof, and to be known as the assessment district, shall be all that part of the County of Los Angeles, having exterior boundaries as shown on a map of the district approved by the Board and endorsed with the certificate of Executive Officer-Clerk of the Board, which map is on file in the Executive Office of the Board. Reference is hereby made to the map for a full and complete description of the assessment district and the map shall govern for all details as to the extent of the assessment district.

SECTION 3

This proposed improvement was referred to the Director of Public Works and said Director of Public Works filed with the Executive Officer-Clerk of the Board of Supervisors a report, in writing, in accordance with Section 10204 of the Streets and Highways Code, presenting the following:

1. Plans and Specifications of the proposed improvements
2. An estimate of the cost of the proposed improvement including the cost of right of way, easements, and the cost of the incidental expenses in connection therewith including the cost of registering bonds.
3. A diagram showing the boundaries of the assessment district above referred to, and the boundaries of the subdivisions within said district, as they existed at the time of the passage of the Resolution of Intention, each of which subdivisions shall be given a separate number upon said diagram.
4. A proposed assessment of the total amount of the cost and expenses of the proposed improvement upon the several subdivisions of land in said-district in proportion to the estimated benefits to be received by such subdivision, respectively, from said improvements. Said assessment shall refer to such subdivisions upon said diagram by the respective number thereof.
5. A proposed maximum annual assessment upon each of the several subdivisions of land in the district to pay costs incurred by the County and not otherwise reimbursed which result from the administration and collection of assessments or from the administration or registration of any associated bonds and reserve or other related funds.

SECTION 4

The Board of Supervisors proposes to find and determine that the public convenience and necessity require such improvement. At the time and place fixed for hearing protests to the proposed improvement, a public hearing will also be held, pursuant to part 2 of Chapter 4.56 of the Los Angeles County Code, to hear protests to making such finding and determination by the Board. Since the passage of Proposition 218 (California Constitution, Articles XIIIC and XIID) by the California voters in November 1996, any new assessment is now subject to property owner approval. As a result, an assessment ballot and public hearing notice will be mailed to all property owners within the proposed annexation boundaries no less than 45 days prior to the public hearing. After such public hearing, if the weighted ballots are in favor of the improvement and assessment and, the Board finds and determines that the public convenience and necessity requires said improvement, it may order such improvement without further proceedings with respect to the debt limitation or majority protest provisions of Division 4 of the Streets and Highways Code of the State of California.

SECTION 5

It is thereby determined that registered serial or term bonds or a combination of serial and term bonds to represent unpaid assessments will be issued in the manner provided by the 1911 Act, and the last installment of such bonds shall mature no later than 39 years from the second day of September next succeeding 12 months from their date.

The bonds shall bear interest at a rate to be determined at the time of their sale, which rate, pursuant Section 6404 of the 1911 Act, may be a variable rate of interest, provided, however, that such rate shall not exceed twelve percent (12%) per annum. Each bond may be subject to redemption prior to its maturity on any interest payment date. The redemption premium payable upon any such redemption shall be an amount equal to three percent (3%) of the principal amount of the bonds redeemed, provided, however, that the extent permitted by law, the bonds may be subject to call or optional purchase at par or at any premium less than three (3%) or any combination thereof.

Pursuant to Section 6500 of the California Streets and Highways code, the County will not obligate itself to advance available funds from the County Treasury to cure any deficiency, which may occur in the bond redemption fund, provided, however, that nothing herein shall preclude the County from, in its sole discretion, so advancing funds either directly or pursuant to reimbursement agreement, a letter of credit or other liquidity support relating to the bonds. The County may, by subsequent resolution, borrow money in anticipation of the sale of such bonds and may issue negotiable bond anticipation notes, therefore, and may renew any such notes from time to time, all in accordance with Part 10.7 of the 1911 Act.

SECTION 6

Pursuant to Section 6460 of the California Streets and Highways Code, the principal amount of bonds maturing each year shall be other than an amount equal to an even annual proportion of the aggregate principal amount of the bonds. The amount of the principal of the bonds maturing each year plus the amount of interest payable in that year will be an aggregate amount that is approximately equal each year, except for the moneys falling due on the first series of the bonds, which shall bear interest to the date when first interest is payable on the bonds, provided, however, that if the bonds are issued as variable rate term bonds, they shall have such terms as are established by Resolution of the Board. The bonds may be issued from time to time in series as determined by Resolution of the Board .

SECTION 7

It is the opinion of the Board that the public interest will not be served by allowing the property owners to take the contract for the work to be done under these proceedings.

SECTION 8

After completion of this improvement and the payment of all claims from the improvement fund, the amount of the surplus, if any, remaining in the improvement fund by reason of the assessment and any supplemental assessment levied for said improvement shall be used: (a) for transfer to the general fund of the County of Los Angeles provided that the amount of the surplus does not exceed one Thousand Dollars (\$1,000) or five percent (5%) of the total amount expended from the improvement fund, whichever is less; or (b) if the amount of the surplus is greater than that allowed under (a), then as a credit upon the assessment and any supplemental assessment, in the manner provided in Section 10427.1 of the Streets and Highways Code, provided, however, that if no supplemental assessment has been levied, the entire amount of the surplus shall be applied as a credit to the assessment; or (c) for the maintenance of the improvement. If any surplus results for the reasons stated in Section 10427.5 of the Streets and Highways Code, such surplus shall be disposed of as provided in the Section.

SECTION 9

The bonds shall be serviced by the County Treasurer or a designated paying agent. The provisions of Part 11.1 of the 1911 Act providing an alternative procedure for payment in full of assessments and advance retirement of the bonds shall apply, provided, however, that except as otherwise provided in Part 11.1, Part 8 and 11, of the 1911 Act shall apply.

SECTION 10

Pursuant to Section 6403 of the California Streets and Highways Code, the bonds proposed to be issued in this Resolution may be refunded. The conditions under which such bonds may be refunded shall be as determined by the Board and in accordance with the refunding provisions set forth in the Bond indenture to be executed in connection with the issuance of the bonds (the "Bond Indenture"). The refunding bonds shall bear interest at a rate not to exceed the lesser of twelve percent (12%) per annum or the maximum rate of interest permitted by law on the date of their issuance. The last maturity of the refunding bonds shall be a date to exceed 39 years from the refunding of the bonds shall be done on a pro rata basis.

SECTION 11

Pursuant to Section 6480 of the California Streets and Highways Code, the unpaid assessments shall be payable in semiannual installments corresponding in number and proportionate amount to the number of installments and principal amounts of bonds maturing or becoming subject to mandatory prior redemption in each year pursuant to Section 6441. An annual proportion of each assessment shall be payable in each fiscal year preceding the date of maturity or mandatory prior redemption date of each of the bonds, which have been issued sufficient to pay the bonds when due. The annual interest on the assessments shall be payable in the same manner and at the same time and in the same installments as the general taxes of the County on real property are

The foregoing resolution was on the _____ day of _____
2004, adopted by the Board of Supervisors of the County of Los Angeles and ex-officio
the governing body of all other special assessment and taxing districts for which said
Board so acts.

VIOLET VARONA-LUKENS, Executive
Officer-Clerk Board of Supervisors of the
County of Los Angeles

Deputy

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By 
Deputy

RESOLUTION _____

**COUNTY IMPROVEMENT NO. 2659 M
SHRODE AVENUE SEWER PROJECT
UNINCORPORATED COUNTY ISLAND OF EAST MONROVIA ISLAND
RESOLUTION SETTING TIME AND PLACE FOR HEARING**

WHEREAS, proceedings have been instituted for this improvement under the provisions of Division 12 (commencing with Section 10000) of the California Streets and Highways Code (Municipal Improvement Act of 1913); and

WHEREAS, the Resolution of Intention for this improvement was duly adopted by the Board of Supervisors of the County of Los Angeles, State of California, on the _____ day of _____ 2004; and

WHEREAS, the report called for in said Resolution of Intention has been duly prepared and filed with the Executive Officer-Clerk of the Board of Supervisors; and

WHEREAS, said report has been presented to and duly considered by this Board on the _____ day of _____ 2004.

NOW, THEREFORE, THE BOARD RESOLVES:

That the _____ day of _____ 2004, at the hour of _____ of said day, is the day and hour and the Hearing Room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street (corner of Temple Street and Grand Avenue), Los Angeles, California 90012, is the place fixed by the Board for hearing protests in relation to the proposed improvement.

That at the time and place herein fixed for hearing protests to the proposed assessment, a public hearing will also be held, pursuant to Part 2 of Chapter 4.56 of the Los Angeles County Code and Section 53753 of the Government Code, to hear objections to the proposed assessment. At any time prior to the conclusion of the public testimony at the hearing, any ballot previously filed may be changed or withdrawn. At the conclusion of the hearing, the ballots shall be tabulated using the weighted tabulation by amount of assessment. A majority protest exists if ballots in opposition to the assessment exceed ballots in support.

That the Director of Public Works or his designee is hereby directed to mail notices of said hearing and assessment ballots, attached as Exhibit A (form of notice and ballot), to all persons owning real property proposed to be assessed, whose names and addresses appear on the last equalized assessment roll for County taxes prior thereto or as known to the Executive Officer-Clerk of the Board of Supervisors, all in accordance with the provisions of Section 53753 of the California Government Code.

The foregoing resolution was on the _____ day of _____
2004, adopted by the Board of Supervisors of the County of Los Angeles and ex-officio the
governing body of all other special assessment and taxing districts for which said Board so
acts.

VIOLET VARONA-LUKENS, Executive Officer-Clerk
Board of Supervisors of the County of Los Angeles

Deputy

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By


Deputy

ENGINEER'S REPORT


COUNTY IMPROVEMENT DISTRICT NO. 2659-M

SHRODE AVENUE SEWER

**UNINCORPORATED COUNTY ISLAND OF SOUTH MONROVIA
VICINITY OF CITY OF DUARTE**

APRIL 2004

Prepared by


José R. Pou
Civil Engineer




Reviewed by


Robin Phillips
Senior Civil Engineer

RCE No. C 42784

Approved by


Patrick V. DeChellis
Assistant Deputy Director

RCE No. C 26513

ENGINEER'S REPORT
COUNTY IMPROVEMENT DISTRICT NO. 2659-M
SHRODE AVENUE SEWERS

Certification

In the matter of County Improvement (CI) District No. 2658-M for the construction of sanitary sewers in Shrode Avenue, Broderick Avenue, Calmia Street, and El Toro Street in the unincorporated County Island of South Monrovia, in the vicinity of the City of Duarte of the Los Angeles County, State of California, I, James A. Noyes, Director of Public Works of said County have prepared the following Engineer's Report pursuant to the provisions of the Municipal Improvement Act of 1913 (Division 12 of the California Streets and Highway Code of the State of California) and Article XIID of the California Constitution and pursuant to the Resolution of Intention for this Improvement adopted by the Board of Supervisors of the County of Los Angeles, State of California, on _____ of 2004.

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By Franco E. Silva Dated this 29 day of APRIL 2004

James A. Noyes
Director of Public Works
County of Los Angeles
State of California

By J. M. Alexander

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MAP NO. 1 : SHRODE AVENUE SEWERS

MAP NO. 2 : ASSESSMENT DIAGRAM

ESTIMATED COST OF IMPROVEMENT

COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY
(CSDLAC) SANITATION DISTRICT NO. 22: CONNECTION FEE
LOADINGS, CAPACITY UNITS, AND UNIT RATES

CSDLAC CONNECTION FEE SCHEDULE

ASSESSMENT ROLL - PART A

ASSESSMENT ROLL - PART B

INTRODUCTION

Local residents petitioned the County to form an assessment district for the design and construction of the Shrode Avenue Sewer project. Proposition 218 (Sections 53750-53754 of the Government Code), approved by the California voters in November 1996, provides property owners the opportunity to determine by ballot whether or not to form an assessment district and levy assessments against their properties. The purpose of the assessment is to finance the costs for design and construction of wastewater collection and conveyance facilities to serve these properties.

This Engineer's Report has been prepared pursuant to provisions of the Municipal Improvement Act of 1913, Articles XIIIC and XIID of the California Constitution, Sections 53750-53754 of the Government Code and Section 10,000 et. seq. of the Streets and Highways Code.

Part I of this Engineer's Report sets forth the proposed improvements, Part II sets forth the general description of works or properties to be acquired, Part III in conjunction with Table 1 sets forth the cost estimate of the proposed improvements, Part IV sets forth the Boundary Map and Assessment Diagram for the assessment district, and Part V in conjunction with Appendix B sets forth the proposed assessments.

PART I PLANS AND SPECIFICATIONS OF THE PROPOSED IMPROVEMENTS

The proposed improvements include engineering services and the construction of a sanitary sewer system necessary to provide wastewater collection and conveyance to private properties in an area located within the unincorporated area of Los Angeles County known as the South Monrovia Island in the vicinity of the Cities of Duarte, Irwindale, and Monrovia.

The proposed improvements consist of approximately 2,000 lineal feet of 8-inch sewer, approximately 10 sewer manholes, approximately 1,900 lineal feet of 6-inch sewer laterals, and 3 connections to the existing sewers in Camino Real.

The general nature, location, and extent of the proposed improvements are set forth in Figures 1 and 2. Preliminary plans and specifications for "County Improvement District No. 2659-M, Shrode Avenue Sewer and Other Rights-of-Way" are on file in the office of the Clerk of the Board of Supervisors and the Department of Public Works, and are incorporated herein by reference.

PART II GENERAL DESCRIPTION OF FACILITIES AND PROPERTIES TO BE ACQUIRED

No existing properties or facilities are to be acquired as part of the project; however, the sewer in Shrode Avenue will connect to three separate existing Consolidated Sanitation District of Los Angeles County manholes at the intersections of Broderick Avenue and

Camino Real, Calmia Road and Camino Real, and El Toro Road and Camino Real. Said manholes are owned, operated, and maintained by the. Wastewater will be conveyed from said manholes through the existing sewers to an existing wastewater treatment facility for treatment and disposal.

All facilities will be constructed within public rights of way except for the 8-inch sewer line, manhole, and 6-inch sewer laterals to be constructed in the private alley that serves as public access to eight properties located north of Shrode Avenue at the intersection of Shrode Avenue and Broderick Avenue. Since the alley is a private street, the County of Los Angeles Department of Public Works will obtain easements from the property owners for the construction, operation, and maintenance of facilities within the private alley. Department of Public Works will issue a sewer construction permit for construction of the facilities within the County of Los Angeles.

PART III COST ESTIMATE OF PROPOSED IMPROVEMENTS

As set forth in Part I, the proposed improvements include the engineering services and the construction of a sanitary sewer system necessary to provide wastewater collection and conveyance.

The estimated improvement costs are set forth in Table I. Said costs are based on the assumption that the entire project will be financed with 1915 Act Bonds. The estimated improvement costs include construction costs, incidental expenses, and finance expenses related to the 1915 Act Bonds.

PART IV BOUNDARY MAP AND ASSESSMENT DIAGRAM

Map No.1, titled "County Improvement District No. 2659-M, Shrode Avenue Sewers, " sets forth the boundaries of the assessment district. A copy of the boundary map is on file (along with this Engineer's Report) in the office of the Clerk of the Board of Supervisors and Public Works and is incorporated herein by reference.

Map No.2, titled "Proposed Boundaries of County Improvement District No. 2659-M, Shrode Avenue Sewer project and Other Rights of Way, County of Los Angeles, State of California," sets forth each individual parcel of land to be assessed. This map will also be known as the Assessment Diagram. An Assessment number has been assigned to each parcel as set forth in the Assessment Roll, Part B, in the Appendix. Said Assessment Diagram references Los Angeles County Assessor's Maps, Book 8521 (page 12) and Book 8534 (page 4) for particular dimensional information pertaining to each Assessor's Parcel. A copy of the Assessment Diagram is on file (along with this Engineer's Report) in the office of the Clerk of the Board of Supervisors and Public Works.

PART V PROPOSED ASSESSMENTS

The law requires and the statutes provide that assessments, levied pursuant to the provisions of the "Municipal Improvement Act of 1913," be based on benefits that properties within the assessment district receive from the improvements. The statutes do not specify the allocation method or formula. The Assessment Engineer analyzes the facts and determines the allocation of the assessment, and the legislative body, by confirming the Engineer's Report, determines the benefit to each parcel within the assessment district. The final authority and finding of benefit action rests with the County of Los Angeles Board of Supervisors (Board). After hearing all testimony and evidence presented at a public hearing, the Board must determine whether or not the assessment allocation has been made in direct proportion to the benefits received.

The benefits that the improvements will render to the properties within the assessment district must be identified; each property must receive special and direct benefits as distinguished from general benefits to the general public. In this case, it has been determined that all existing assessor's parcels within the assessment district will receive the benefit of a public wastewater collection and disposal system.

The proposed improvements consist of the design and construction of wastewater collection and conveyance facilities as set forth in Parts I and III this Engineer's Report. The proposed improvements are improvements as defined in the Municipal Improvement Act of 1913.

A. GENERAL AND SPECIAL BENEFITS

In addition to the Municipal Improvement Act of 1913 requirements, Section 4 of Article XIID of the California Constitution requires the separation of general benefits from special benefits conferred on a parcel. Special benefit is defined by Article XIID as "a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large."

General enhancement of property value does not constitute a special benefit; however, the specific enhancement of property value is a special benefit. In essence, an assessment, levy, or charge on a parcel must be based on a special and distinct benefit to the parcel and shall not include any general benefits conferred on the public at large including real property within the assessment district. The proposed improvements confer benefits upon real property within the assessment district as follows.

1. Special Benefits

- Each parcel within the assessment district will receive the benefit of wastewater collection and conveyance facilities to collect wastewater

and convey it to a CSDLAC treatment facility for treatment and disposal.

Since all parcels outside the assessment district are presently sewered, the proposed project will be constructed and maintained for the sole benefit and use of only those parcels within the assessment district; therefore, the improvements will not result in any general benefits.

2. General Benefits

No parcels outside the assessment district will receive any benefit from the proposed project; only those parcels within the assessment district will receive a unique and special benefit. Since all of the benefits are special, there are no general benefits to the parcels within the assessment district. No parcels outside the assessment district benefit from the construction and maintenance of the improvements; therefore, there are no benefits of a general nature to the public at large.

B. PUBLICLY OWNED PARCELS

In accordance with Section 4 of Article XIID of the California Constitution, publicly-owned parcels are required to be assessed unless they in fact receive no special benefit. Within the assessment district, there are no public parcels.

C. METHOD OF ASSESSMENT

The estimated improvement cost consists of the following components:

- Design and construction of wastewater collection and conveyance facilities.
- CSDLAC connection fees.

The assessment per parcel will consist of the same components, a component applicable to the design and construction of the wastewater collection and conveyance facilities and a component applicable to the connection fees. The costs attributable to each of these components are set forth in the cost estimate enclosed in the Appendix and summarized as follows:

Component	Estimated Cost
Design and Construction	\$626,395
Connection Fees	\$ 88,290
Total	\$714,685

Following is the methodology used to allocate the costs of the improvements to each individual assessor's parcel based upon the benefit received by that parcel.

1. Design and Construction of Wastewater Collection and Conveyance Facilities

Wastewater collection and conveyance facilities were designed and will be constructed to accommodate wastewater flows contributed by each parcel within the assessment district. The project area is essentially fully developed with the exception of four vacant parcels.

Wastewater flows from each residential parcel are based on the number of existing dwelling units for each parcel and unit wastewater flows obtained from CSDLAC. Wastewater flows from each commercial parcel are based on the type of use, area of existing buildings for each parcel, and unit wastewater flows obtained from CSDLAC. Wastewater flows for vacant parcels are based on the maximum number of dwelling units in accordance the current zoning and unit wastewater flows obtained from CSDLAC.

The current zoning and the maximum number of dwelling units for the vacant parcels are based on information furnished by Los Angeles County Department of Regional Planning as follows:

<u>Zoning Classification</u>	<u>Maximum Number of Dwelling Units</u>
A-1 Single-Family Residence Zone	1-6 units/acre
R-2 Two-Family Residence Zone	1-6 units/acre

Unit wastewater flows are based on a table furnished by CSDLAC for Sanitation District No. 22, Connection Fee Loadings, Capacity Units, and Unit Rates (said table is included in Appendix A of this report) and are summarized as follows:

<u>Category</u>	<u>Wastewater Flow</u>
Single-Family Home	260 gpd/Dwelling Unit
Duplex	312 gpd (156 gpd/Dwelling Unit)
Triplex	468 gpd (156 gpd/Dwelling Unit)
Fourplex	624 gpd (156 gpd/Dwelling Unit)
Five Units or More	156 gpd/Dwelling Unit
Condominium	195 gpd/Dwelling Unit

Each parcel within the A-1 Land Use Zone was assigned a wastewater flow of 260 gpd. Each parcel within the R-2 Zone was assigned a wastewater flow of 156 gpd per dwelling unit.

Since the design and construction of the wastewater collection and conveyance facilities are based on wastewater flow from the assessment district, each parcel will be assessed for its share of the design and construction of wastewater collection and conveyance facilities based on wastewater flow from that parcel. For residential zones, the number of dwelling units and the wastewater flow for each parcel are set forth in a table furnished by CSDLAC for Sanitation District No. 22, Connection Fee, Loadings, Capacity Units, and Unit Rates (said table is included in the Appendix of this report). There are no commercial zones or mixed-use zones within the boundaries of the assessment district.

2. CSDLAC Connection Fees

If the assessment district is formed, CSDLAC connection fees for all developed parcels within the assessment district will be paid with proceeds from the assessment district. The payment will be based on the number of existing dwelling units for those parcels in the A-1 and R-2 Zones. CSDLAC connection fees are based on capacity units as set forth in the table furnished by CSDLAC for Sanitation District No. 22, Connection Fee, Loadings, Capacity Units, and Unit Rates and are summarized as follows:

<u>Category</u>	<u>Capacity Units</u>
Single-Family Home	1.0/Parcel
Duplex, Triplex, Fourplex, 5 Units or More	0.6/Dwelling Unit
Condominium	0.75/Condominium

There are no parcels within a C-2 (commercial) Zone.

Since connection fees are based on existing conditions, each parcel will be assessed its share of the connection fees based on existing capacity units. Existing capacity units for each parcel are set forth in the table furnished by CSDLAC for Sanitation District No. 22, Connection Fee, Loadings, Capacity Units, and Unit Rates. Vacant parcels have not been assessed for CSDLAC connection fees; therefore, if vacant parcels are developed, the property owners will be required to pay the current CSDLAC connection fees at the time of development.

D. ASSESSMENT

As set forth in Section C, the assessment per parcel will consist of two components, a component applicable to the design and construction of the wastewater collection and conveyance facilities and a component applicable to the connection fees. The component applicable to the design and construction of the wastewater collection and conveyance facilities will be based on the wastewater flow per parcel while the component applicable to the payment of the connection fees will be based on existing use of each parcel.

The unit cost for the component applicable to the design and construction of the wastewater facilities will be the total cost of said facilities (\$714,685) divided by the total wastewater flow calculated by Sanitation District No. 22 (17,940 gpd) or \$39.83751/gpd ($\$714,685 \div 17,940 \text{ gpd}$). Each parcel will be assessed its share of the design and construction of the wastewater facilities using the unit cost of \$39.83751/gpd and the wastewater flow from each parcel.

Of the 64 parcels included in County Improvement District No. 2659-M, the parcels with Assessor's Parcel No. (APN) 8521 012 010, 8534 004 055, and 8534 004 039, have already paid their connection fees to Sanitation District No. 22. The unit cost for the component applicable to the connection fees of the 61 remaining parcels will be the total cost of said fees (\$88,290) divided by the total number of existing sewage capacity units (65.40) or \$1.350/capacity unit ($\$88,290 \div 65.40$). Each parcel will be assessed its share of the connection fees using the unit cost of \$1,350/capacity unit and the existing number of capacity units.

The Assessment Roll attached in the Appendix, Part A, includes the assessment number and the total assessment per parcel.

The Assessment Roll attached in the Appendix, Part B, sets forth assessment number, the Assessor's Parcel Number, the Zoning Code, the lot size, the owner, and the property address for each parcel within the assessment district.

Typical assessments for several zoning classifications are as follows:

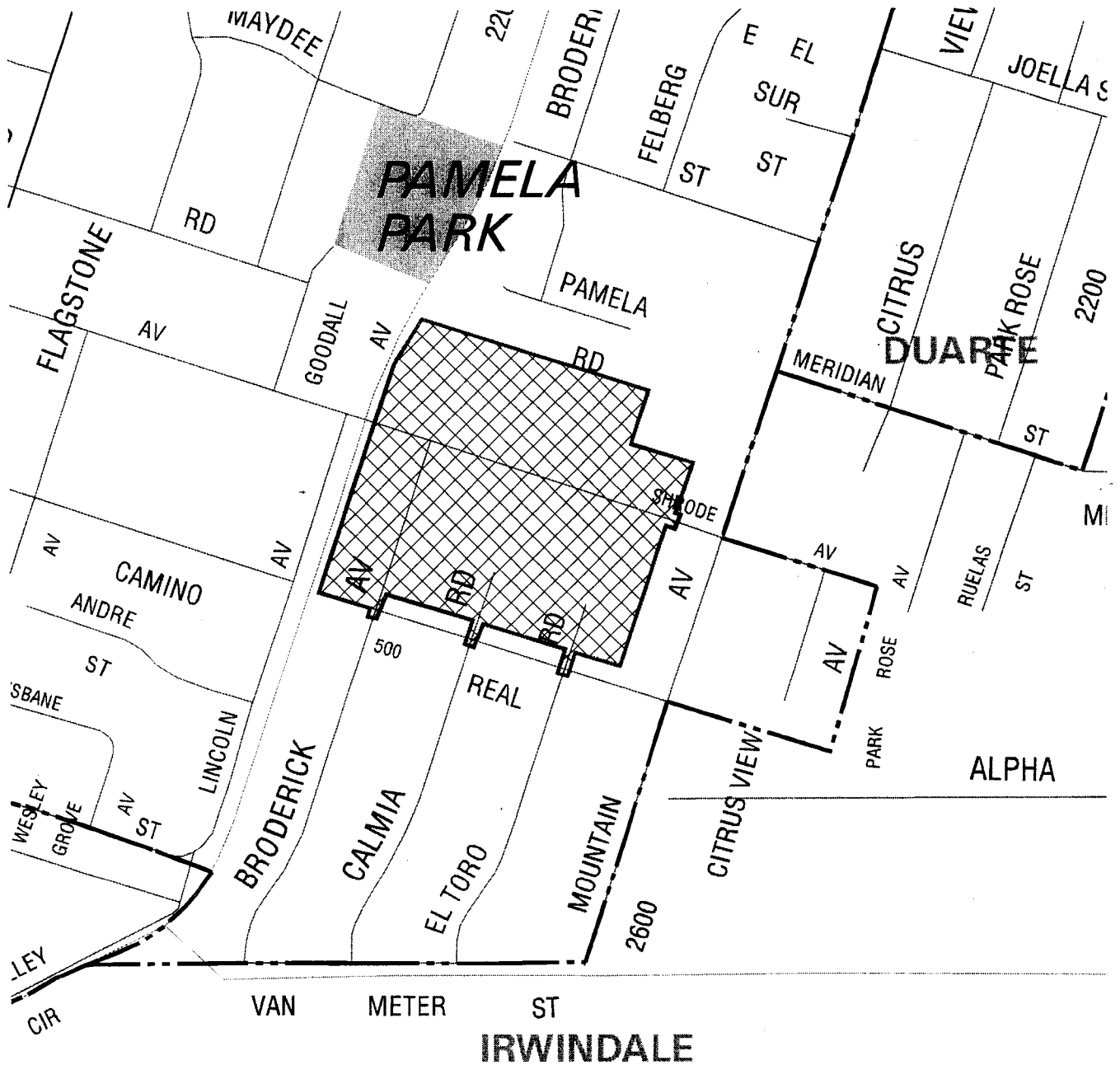
<u>Zoning Classification</u>	<u>Design & Construction Assessment</u>	<u>Connection Fee Assessment</u>	<u>Total Assessment</u>
A-1	\$ 9,261	\$1,350	\$10,611
R-2 (2 existing dwelling units)	\$10,726	\$1,620	\$12,346
R-2 (3 existing dwelling units)	\$15,123	\$2,430	\$17,553
R-2 (4 existing dwelling units)	\$20,946	\$3,240	\$24,186

PART VI PROPOSED MAXIMUM ANNUAL ASSESSMENT

In addition to the assessments set forth in this Engineer's Report, the County of Los Angeles will incur annual costs from the administration and collection of assessments or registration of any associated bonds and reserve or any other funds related to County Improvement District No. 2659-M. These costs will be assessed equally to each Tax Assessor's Parcel within County Improvement District No. 2659-M and will be based on actual cost not to exceed \$75 per parcel.

APPENDIX

COUNTY IMPROVEMENT NO. 2659-M SHRODE AVENUE SEWERS



DEPARTMENT OF PUBLIC WORKS
900 S. Fremont Ave.
Alhambra, CA 91803

Mapping & Property Management Division
GIS Services



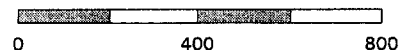
COUNTY IMPROVEMENT DISTRICT



Data contained in this map is produced in whole or part from the Thomas Bros. Maps® digital database. This map is copyrighted, and reproduced with permission granted, by Thomas Bros. Maps®. All rights reserved.

Data contained in this map was produced in whole or part from the Los Angeles County Department of Public Works' digital database.

FEET



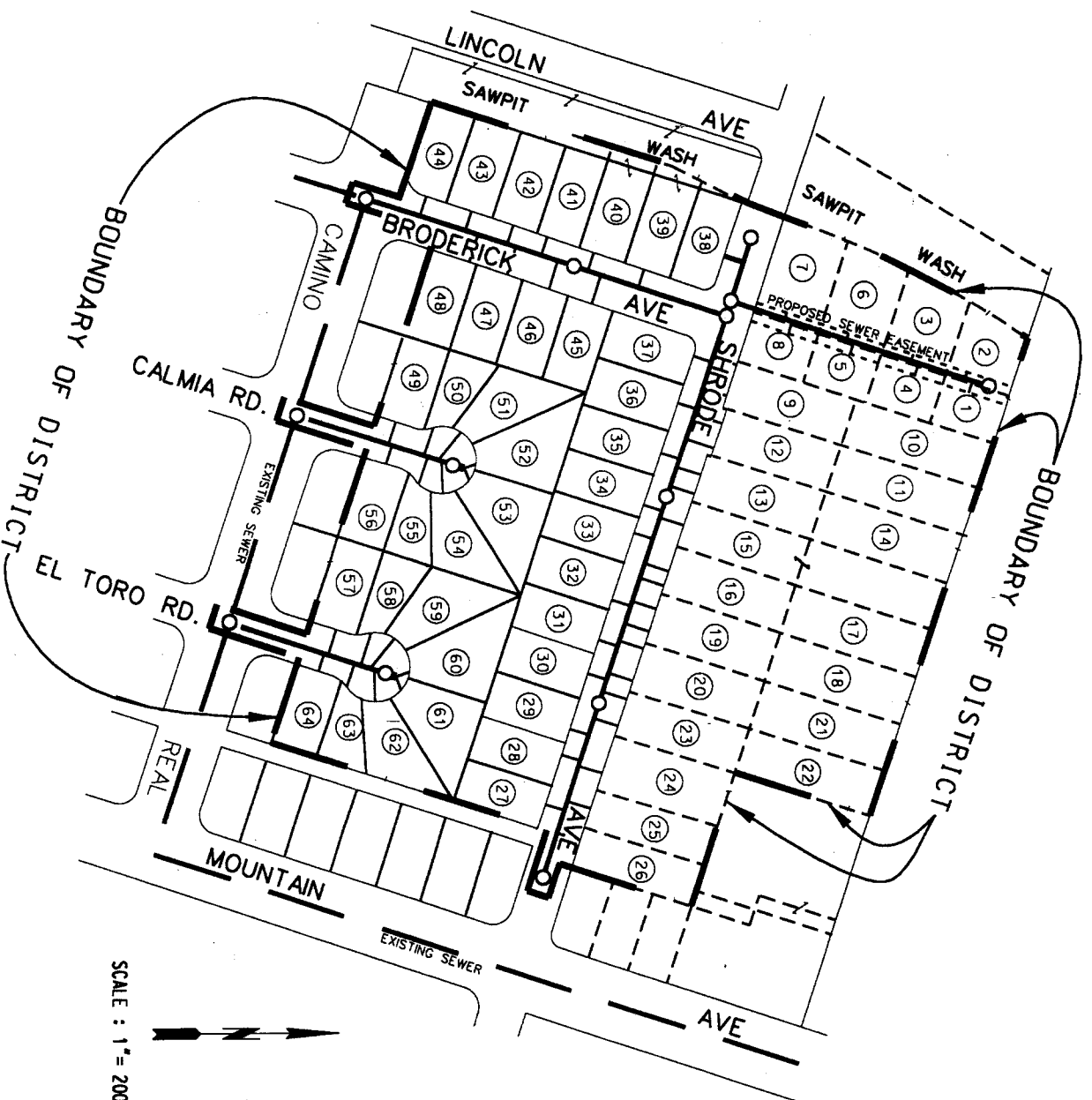
PROPOSED BOUNDARIES OF
COUNTY IMPROVEMENT NO. 2659-M

SHRODE AVENUE
AND OTHER RIGHTS OF WAY

DIAGRAM SHOWING THE PROPOSED SEWER IMPROVEMENT, THE EXTERIOR
BOUNDARIES OF THE DISTRICT TO BE BENEFITTED BY SAID IMPROVEMENT
AND ASSESSED TO PAY THE COST AND EXPENSES THEREOF

COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
JAMES A. NOYES DIRECTOR OF PUBLIC WORKS

SUBMITTED _____ ASSESSMENT ENGINEER _____ APPROVED _____ DEPUTY DIRECTOR



LEGEND

SEWER _____
MANHOLE _____
HOUSE LATERAL _____
ASSESSMENT DISTRICT PARCEL NUMBER
SHOWN THUS (64)

I hereby certify that the area within map showing proposed boundaries of
County Improvement No. 2659-M, Assessment District of the County of Los
Angeles, State of California, was approved by the Board of Supervisors
of the County of Los Angeles at a regular meeting thereof,
held on _____ day of _____, 20____.

Filed in the office of the Executive-Clerk of the Board
of Supervisors of the County of Los Angeles, State of
California, this _____ day of _____, 20____.

VIOLET VARDINA-LUKENS,
Executive Officer - Clerk of the Board of
Supervisors of the County of Los Angeles

By _____ Deputy

COUNTY IMPROVEMENT DISTRICT NO. 2659-M
Shrode Avenue Sewers
Cost Estimate

Description	Quantity	Unit Price (\$)	Amount
-------------	----------	-----------------	--------

ENGINEERING

Soils investigation	LS		20,000
Survey	LS		20,000
Utility relocation	LS		10,000
Design	LS		60,000
Acquisition of Sewer Easements	LS		25,000
			\$135,000

ASSESSMENT ENGINEERING & ADMINISTRATION

Assessment Engineering	LS		10,000
Administration	LS		10,000
Bond Issuance (TTC)	LS		65,000
			\$ 85,000

CONSTRUCTION

8" VCP sewer mainline	2,000 ft.	\$90 per ft.	180,000
6" VCP sewer laterals	1,730 ft.	\$65 per ft.	112,450
Sewer manholes	10	\$4,000 each	40,000
Connection to existing manholes	3	\$5,000 each	15,000
Shoring of open excavations	LS	\$10,000	10,000
Construction Management	LS	\$12,000	12,000
			\$369,450

CONTINGENCY	10%		\$ 36,945
			\$406,395

CONNECTION FEES

(Parcels 8521 012 010, 8534 004 055 & 8534 004 039 have already paid their connection fees for Sanitation District 22)

Single-family unit	42 parcels ✓	\$1,350 ✓	56,700 ✓
Duplex	18 " ✓	\$1,620	29,160 ✓
Triplex	1 "	\$2,430	2,430 ✓
	61 parcels		\$ 88,290 ✓

PROJECT COST			\$714,685 ✓
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Note: LS = Lump Sum

JRP

P:\pdpub\Temp\EP&A\CI UNIT\Shrode Avenue Sewer\Cost Estimate Sept 2003.doc

SANITATION DISTRICT NO. 22

SERVICE CHARGE LOADINGS, SEWAGE UNITS, AND UNIT RATES

July 1, 2003 - June 30, 2004

CODE	CATEGORY	UNIT OF USAGE	LOADINGS			SEWAGE UNITS	CHARGE
			FLOW (GPD)	COD (PPD)	SS (PPD)		
01	Single Family Home	Parcel	260	1.22	0.59	1.00	\$86.00
02	Duplex	Parcel	312	1.46	0.70	1.20	\$103.20
03	Triplex	Parcel	468	2.19	1.05	1.80	\$154.80
04	Fourplex	Parcel	624	2.92	1.40	2.40	\$206.40
05	Condominium	No. of Units	195	0.92	0.44	0.75	\$64.50
07	Five Units or More	No. of Units	156	0.73	0.35	0.60	\$51.60
09	Mobile Home Park	Spaces	156	0.73	0.35	0.60	\$51.60
-	Golf Course - Club House	Water (MGY)	2,740	26.07	9.21	15.99	\$1,375.00
08	Hotel/Motel/Rooming House	Rooms	125	0.54	0.28	0.47	\$40.42
10	Store	1000 Sq.Ft.	100	0.43	0.23	0.38	\$32.68
10	Financial Institution	1000 Sq.Ft.	100	0.43	0.23	0.38	\$32.68
10H	Shopping Center	1000 Sq.Ft.	325	3.00	1.17	1.92	\$165.12
10I	Regional Mall	1000 Sq.Ft.	150	2.10	0.77	1.22	\$104.92
12	Supermarket	1000 Sq.Ft.	150	2.00	1.00	1.34	\$115.24
13	Office Building	1000 Sq.Ft.	200	0.86	0.45	0.75	\$64.50
14	Professional Building	1000 Sq.Ft.	300	1.29	0.68	1.12	\$96.32
15	Restaurant	1000 Sq.Ft.	1,000	16.68	5.00	8.80	\$756.80
16	Indoor Theatre	1000 Sq.Ft.	125	0.54	0.28	0.47	\$40.42
17A	Car Wash - No Recycle	1000 Sq.Ft.	3,700	15.86	8.33	13.78	\$1,185.08
17D	Car Wash - Wand Type	1000 Sq.Ft.	700	3.00	1.58	2.61	\$224.46
17E	Car Wash - Recycle	1000 Sq.Ft.	2,700	11.74	6.16	10.15	\$872.90
18	Service Shop	1000 Sq.Ft.	100	0.43	0.23	0.38	\$32.68
18	Animal Kennel	1000 Sq.Ft.	100	0.43	0.23	0.38	\$32.68
18	Service Station	1000 Sq.Ft.	100	0.43	0.23	0.38	\$32.68
18	Auto Sales/Repair	1000 Sq.Ft.	100	0.43	0.23	0.38	\$32.68
18	Wholesale Outlet	1000 Sq.Ft.	100	0.43	0.23	0.38	\$32.68
19	Nursery/Greenery	1000 Sq.Ft.	25	0.11	0.06	0.10	\$8.60
20	Warehousing	1000 Sq.Ft.	25	0.23	0.09	0.15	\$12.90
20	Warehousing=<300,000 sq.ft.	1000 Sq.Ft.	25	0.23	0.09	0.15	\$12.90
20	Warehousing > 300,000 sq.ft.	1000 Sq.Ft.	10	0.09	0.05	0.07	\$6.02
20	Open Storage	1000 Sq.Ft.	25	0.23	0.09	0.15	\$12.90
21	Manufacturing	1000 Sq.Ft.	200	1.86	0.70	1.17	
22	Dry Manufacturing	1000 Sq.Ft.	25	0.23	0.09	0.15	\$12.90
22	Lumber Yard	1000 Sq.Ft.	25	0.23	0.09	0.15	\$12.90
23	Drive-In Theatre	1000 Sq.Ft.	20	0.09	0.05	0.08	\$6.88
23	Club	1000 Sq.Ft.	125	0.54	0.27	0.46	\$39.56
24	Night Club	1000 Sq.Ft.	350	1.50	0.79	1.30	\$111.80
25	Bowling/Skating	1000 Sq.Ft.	150	1.76	0.55	0.99	\$85.14
26	Auditorium/Amusement	1000 Sq.Ft.	350	1.50	0.79	1.30	\$111.80
27	Golf Course, Camp & Park	1000 Sq.Ft.	100	0.43	0.23	0.38	\$32.68
27E	RV Park	Spaces	55	0.34	0.14	0.24	\$20.64
28	Laundromat	1000 Sq.Ft.	3,825	16.40	8.61	14.24	\$1,224.64
30	Mortuary/Cemetery	1000 Sq.Ft.	100	1.33	0.67	0.89	\$76.54
32	Health Spa without Showers	1000 Sq.Ft.	300	1.29	0.68	1.12	\$96.32

**CONNECTION FEE SCHEDULE FOR COUNTY SANITATION DISTRICT NO. 22
EFFECTIVE JULY 1996**

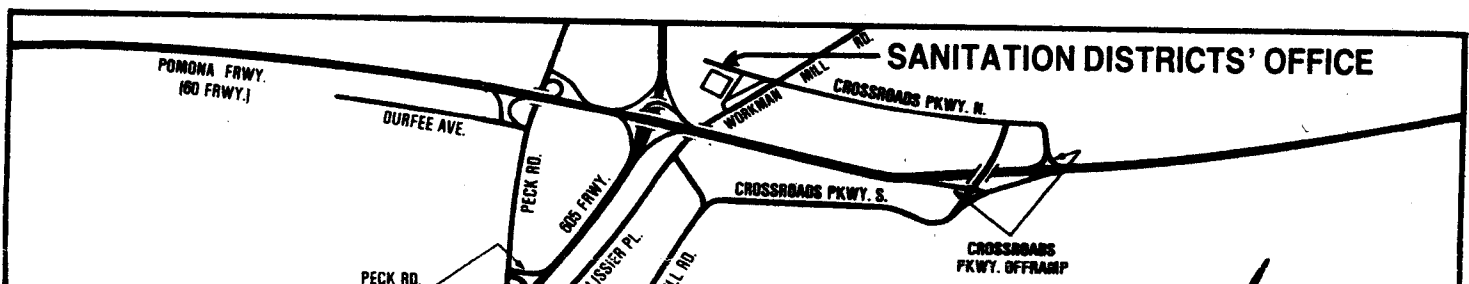
USER CATEGORY	UNIT OF USAGE	CONNECTION FEE PER UNIT OF USAGE
RESIDENTIAL		
Single Family Home	Parcel	1,350.00
Duplex	Parcel	1,620.00
Triplex	Parcel	2,430.00
Fourplex	Parcel	3,240.00
Condominium	No. of Dwlg. Units	1,013.00
Five Units or More	No. of Dwlg. Units	810.00
Mobile Home Park	No. of Spaces	810.00
COMMERCIAL		
Hotel/Motel/Rooming House	No. of Rooms	635.00
Store ¹	1000 sq ft	513.00
Financial Institution	1000 sq ft	513.00
Shopping Center	1000 sq ft	2,255.00
Regional Mall	1000 sq ft	1,323.00
Supermarket ²	1000 sq ft	1,458.00
Office Building	1000 sq ft	1,026.00
Professional Building	1000 sq ft	1,539.00
Restaurant	1000 sq ft	9,288.00
Indoor Theatre	1000 sq ft	635.00
Car Wash	1000 sq ft	18,873.00
Tunnel — No Recycling	1000 sq ft	13,865.00
Tunnel — Recycling	1000 sq ft	3,578.00
Ward Type ³	1000 sq ft	513.00
Service Shop	1000 sq ft	513.00
Service Station ³	1000 sq ft	513.00
Auto Sales/Repair ³	1000 sq ft	513.00
Wholesale Outlet	1000 sq ft	513.00
Animal Kennel	1000 sq ft	135.00
Nursery/Daycare House	1000 sq ft	176.00
Warehousing ⁴	1000 sq ft	176.00
Open Storage	1000 sq ft	176.00
Dry Manufacturing	1000 sq ft	176.00
Lumber Yard	1000 sq ft	176.00
Drive-in Theatre	1000 sq ft	108.00
Club (Fraternal or Civic)	1000 sq ft	635.00
Nightclub	1000 sq ft	1,782.00
Bowling/ skating	1000 sq ft	1,121.00
Auditorium, Amusement	1000 sq ft	1,782.00
Camp, Camp and Park (Structures and Improvements)	1000 sq ft	513.00
HV Park	No. of Spaces	311.00
Laundromat ⁵	1000 sq ft	19,521.00
Beauty/Daycare	1000 sq ft	972.00
Spa/Gym (W.O. Showers)	1000 sq ft	1,539.00
Spa/Gym (W. Showers)	1000 sq ft	3,065.00
Home for the Aged/ Convalescent Hospital ⁶	No. of Beds	635.00
Convention/Sports Center	Average Daily Attendance	54.00
INSTITUTIONAL		
College/University ⁷	Student	108.00
Church	1000 sq ft	257.00
Private School ⁷	1000 sq ft	1,026.00

INDUSTRIAL

The connection fee for an industrial discharger will be calculated by the Los Angeles County Sanitation Districts based on projected wastewater quantity and strength contained in the Application for Permit for Industrial Wastewater Discharge and you will be billed separately.

- 1 Bakeries which sell the majority of their products off-site and have wastewater flows greater than 500 gallons per day are classified as industrial waste dischargers.
- 2 Centralized food processing facilities for distribution to supermarkets are classified as industrial waste dischargers.
- 3 Radiator shops are considered industrial waste dischargers.
- 4 Warehouses which store hazardous chemicals and have floor drains are classified as industrial waste dischargers.
- 5 Laundries which are not coin operated are classified as industrial waste dischargers.
- 6 Hospitals which provide acute care service are classified as industrial waste dischargers. Senior citizen housing with individual cooking facilities are classified under the 5 units or more residential category.
- 7 Student residences are classified as rooming houses unless individual units have separate cooking facilities in which case they are classified under the 5 units or more residential category.

LOCATION OF DISTRICTS' OFFICE



ASSESSMENT ROLL - PART A
County Improvement District No. 2659
Shrode Avenue Sewers

Assessment No.	Total Assessment
1	\$10,611
2	\$10,611
3	\$10,611
4	\$10,611
5	\$10,611
6	\$12,346
7	\$12,346
8	\$10,611
9	\$10,726
10	\$12,346
11	\$12,346
12	\$12,346
13	\$12,346
14	\$12,346
15	\$17,553
16	\$12,346
17	\$12,346
18	\$12,346
19	\$12,346
20	\$12,346

ASSESSMENT ROLL - PART A
County Improvement District No. 2659
Shrode Avenue Sewers

21	\$12,346
22	\$12,346
23	\$12,346
24	\$12,346
25	\$12,346
26	\$12,346
27	\$10,611
28	\$10,611
29	\$10,611
30	\$10,611
31	\$10,611
32	\$10,611
33	\$10,611
34	\$10,611
35	\$10,611
36	\$10,611
37	\$10,611
38	\$10,611
39	\$10,611
40	\$10,611
41	\$10,611

ASSESSMENT ROLL - PART A
County Improvement District No. 2659
Shrode Avenue Sewers

42	\$10,611
43	\$10,611
44	\$10,611
45	\$10,611
46	\$10,611
47	\$10,611
48	\$10,611
49	\$10,611
50	\$9,261
51	\$10,611
52	\$10,611
53	\$10,611
54	\$10,611
55	\$10,611
56	\$10,611
57	\$10,611
58	\$10,611
59	\$10,611
60	\$10,611
61	\$10,611
62	\$10,611

ASSESSMENT ROLL - PART A
County Improvement District No. 2659
Shrode Avenue Sewers

63	\$10,611
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64	\$9,261
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PROJECT COST	\$714,685
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ASSESSMENT ROLL - PART B
County Improvement District No. 2659-M
Shrode Avenue Sewers

Owner

Assessment No.	APN #	Zoning Code	Lot Size (Square ft.)	Last Name	First Name	Co-Owner	Prop
1	8521 012 001	R2	5,084	Limon	Uvaldo		523 Shrode Ave D
2	8521 012 002	R2	6,307	Rivera	Gilbert L & Rosemarie		521 1/2 Shrode Av
3	8521 012 045	R2	5,084	Aguilar	Mauricio & Sonia		521 Shrode Ave D
4	8521 012 005	R2	5,084	Mix Jr.	Jack & Rosetta		523 1/2 Shrode Av
5	8521 012 006	R2	5,084	Olguin	Frank C & Lila		525 Shrode Ave D
6	8521 012 007	R2	8,878	Chacon	Zacarias P & Maria E		519 Shrode Ave D
7	8521 012 008	R2	9,370	Munoz	Jose Maria & Socorro		517 Shrode Ave D
8	8521 012 009	R2	5,084	Torres	Violet F		527 Shrode Ave D
9	8521 012 010	R2	8,999	Davidson	Frank A		529 Shrode Ave D
10	8521 012 035	R2	10,620	Davidson	Frank A & Judith A		533 Shrode Ave D
11	8521 012 042	A1	10,620	Stiles	Donald & Sandra	Stiles Charles J,S	539 Shrode Ave #
12	8521 012 041	R2	9,000	Stiles	Donald & Sandra	Stiles Charles J,S	537 Shrode Ave #
13	8521 012 012	R2	9,000	Rourman	Paul A & Linda K		541 Shrode Ave D
14	8521 012 033	R2	10,616	Rourman	Paul & Linda Trs	Paul,Linda Rourman	541 1/2 Shrode Av

ASSESSMENT ROLL - PART B
County Improvement District No. 2659-M
Shrode Avenue Sewers

Owner

Assessment No.	APN #	Zoning Code	Lot Size (Square ft.)	Last Name	First Name	Co-Owner	Pro
15	8521 012 043	A1	19,620	Leon	Francisco & Rosa E		543 Shrode Ave #
16	8521 012 014	R2	9,000	Ramirez	Fernando & Adriana		603 Shrode Ave D
17	8521 012 031	R2	10,620	Ramirez	Fernando & Adriana		605 Shrode Ave D
18	8521 012 030	R2	10,620	Lainez	Lorenzo J	Vargas Yolanda	611 Shrode Ave D
19	8521 012 015	R2	9,000	Lainez	Lorenzo J	Vargas Yolanda	609 Shrode Ave D
20	8521 012 016	R2	9,000	Ramos	Macario & Maria J		617 Shrode Ave D
21	8521 012 029	R2	10,620	Ramos	Macario		617 Shrode Ave D
22	8521 012 028	R2	10,620	Medina	Joaquin		621 Shrode Ave D
23	8521 012 017	R2	9,000	Parra	Candelaria		623 Shrode Ave D
24	8521 012 018	R2	10,500	Gomez	Arturo & Maria G	Zesati Adalberto H.T	627 Shrode Ave D
25	8521 012 019	R2	7,500	Somariba	Rosario		629 Shrode Ave D
26	8521 012 020	R2	7,500	Covarrubias	Jesus & Virginia		631 Shrode Ave D
27	8534 004 030	A1	6,490	Munoz	Francisco & Aurelia		634 Shrode Ave D
28	8534 004 029	A1	6,270	Hsu	John C S		628 Shrode Ave D

ASSESSMENT ROLL - PART B
County Improvement District No. 2659-M
Shrode Avenue Sewers

Owner

Assessment No.	APN #	Zoning Code	Lot Size (Square ft.)	Last Name	First Name	Co-Owner	Prop
29	8534 004 028	A1	6,270	Ojeda-Duarte	Yolanda C		622 Shrode Ave D
30	8534 004 027	A1	6,270		SMITH ALMA L SMITH		616 Shrode Ave D
31	8534 004 026	A1	6,270	Chavez	Jose		612 Shrode Ave D
32	8534 004 025	A1	6,270	Medina	Christopher R & Maria M		606 Shrode Ave D
33	8534 004 024	A1	6,270	Diaz	Raul & Claudia		602 Shrode Ave D
34	8534 004 023	A1	6,270	Nancarrow	William & Katherine L		546 Shrode Ave D
35	8534 004 022	A1	6,270	Bias	Willie M		540 Shrode Ave D
36	8534 004 021	A1	6,270		THOMAS KENNETH B CO TR	K B;F J Thomas Tru	534 Shrode Ave D
37	8534 004 020	A1	6,380	Borbon	Rene C & Victoria F		528 Shrode Ave D
38	8534 004 019	A1	6,270	Rice	Flora D		2403 Broderick Av
39	8534 004 063	A1	7,020	Landa	Mercedes		2409 Broderick Av
40	8534 004 064	A1	7,182	Cardenas	Pablo R & Concepcion		2415 Broderick Av
41	8534 004 016	A1	6,270	Monroe	Leslie D & Hollistene		2421 Broderick Av
42	8534 004 015	A1	6,270	Garcia	Marco Antonio		2425 Broderick Av

ASSESSMENT ROLL - PART B
County Improvement District No. 2659-M
Shrode Avenue Sewers

Owner

Assessment No.	APN #	Zoning Code	Lot Size (Square ft.)	Last Name	First Name	Co-Owner	Prop
43	8534 004 014	A1	6,270	Bannuelos	Luis & Olivia		2431 Broderick Av
44	8534 004 013	A1	6,380	Campas	Ignacio & Ana C		2437 Broderick Av
45	8534 004 062	A1	6,148	Neloms	Oscar L & Natha L		2414 Broderick Av
46	8534 004 061	A1	6,148	Yanez	Joel & Rosemarie O	Avila Marcelino	2418 Broderick Av
47	8534 004 060	A1	6,148		SHORTS RHODNEY E		2424 Broderick Av
48	8534 004 059	A1	6,148	Clemente	Guadalupe J & Victoria		2430 Broderick Av
49	8534 004 056	A1	5,830	Gonzalez	Juan M		2431 Calmia Rd D
50	8534 004 055	A1	4,750	Santos	Rigoberto & Erica		2427 Calmia Rd D
51	8534 004 054	A1	7,380	King	Gerthia		2423 Calmia Rd D
52	8534 004 053	A1	8,530	Alatorre	Alfonso & Francisco		2421 Calmia Rd D
53	8534 004 052	A1	8,530	Martinez	Henry T & Natividad		2418 Calmia Rd D
54	8534 004 051	A1	7,310	Randall	Michael & Jacqueline		2422 Calmia Rd D
55	8534 004 050	A1	4,900	Sieg	Anna M & Clifford E		2426 Calmia Rd D
56	8534 004 049	A1	5,830	Guzman	Gary F & Maribell		2430 Calmia Rd D

ASSESSMENT ROLL - PART B
County Improvement District No. 2659-M
Shrode Avenue Sewers

Owner

Assessment No.	APN #	Zoning Code	Lot Size (Square ft.)	Last Name	First Name	Co-Owner	Pro
57	8534 004 046	A1	5,830	Garcia	Juan & Carmen		2431 El Toro Rd E
58	8534 004 045	A1	4,900	Blancarte	Ann M		2427 El Toro Rd E
59	8534 004 044	A1	7,310	Hamrick	Nancy		2425 El Toro Rd E
60	8534 004 043	A1	8,390	Rodriguez	Lucila		2421 El Toro Rd E
61	8534 004 042	A1	8,390	Garcia	Martha & Oseguera Juan		2418 El Toro Rd E
62	8534 004 041	A1	7,310	Garcia	Martha & Oseguera Juan		2422 El Toro Rd E
63	8534 004 040	A1	4,900	Rangel	Raul & Maria T		2426 El Toro Rd E
64	8534 004 039	A1	5,830	Espinoza	Rafael & Micaela		2430 El Toro Rd E